

# PLANNING COMMISSION AGENDA-REVISED



**Planning Commission Meeting  
6:00 PM Tuesday, June 13, 2023**

**South Lebanon Municipal Building  
10 N. High Street  
South Lebanon, Ohio 45065**

	<b>Agenda Item</b>
<b>1.</b>	<b>Call to Order</b>
<b>2.</b>	<b>Pledge of Allegiance</b>
<b>3.</b>	<b>Roll Call</b>
<b>4.</b>	<b>Open Forum</b>
<b>5.</b>	<b>Review and Approval of Minutes</b> A. Minutes of January 10, 2023
<b>6.</b>	<b>Public Hearing</b> – none
<b>7.</b>	<b>Old Business</b> A. Case 23-09P: Acceptance of Public Improvements for Wynstead Section 4-B B. Case 22-10P: Acceptance of Public Improvements for Wynstead Section 6 C. Case 22-11P: Acceptance of Public improvements for Wynstead Section 7 D.
<b>8.</b>	<b>New Business</b> A. Case 23-02P: Replat of Vista Pointe at Rivers Bend Section 4, Lots 105 through 107 submitted by Abercrombie & Associates, Inc.
<b>9.</b>	<b>Communications</b>
<b>10.</b>	<b>Adjournment</b>

Members of the public may address the Planning Commission during the Open Forum segment of the agenda and shall be limited to five minutes each. After the speaker concludes remarks, the Planning Commission may comment or ask questions at that time. The Chairperson may at his or her discretion restrict duplicate testimony on a particular subject.



City of South Lebanon  
10 N. High St. South Lebanon, Ohio 45065  
Ph:(513)494-2296 Fax:(513)494-1656

[www.southlebanonohio.org](http://www.southlebanonohio.org)

**Planning Commission Meeting  
MEETING MINUTES**

**Tuesday, January 10th, 2023 @ 6:00pm**

**Members Present:**

Jim Smith  
Susanne Mason  
Bryan Corcoran  
Darrick Zucco

**Members Absent:**

Bill Madison

**Staff:**

Jerry Haddix  
City Administrator

1. Call to Order by Chairman Zucco, at 6:00 p.m.
2. Pledge of Allegiance
3. Roll Call: Mr. Corcoran-Present, Mr. Madison-Absent Ms. Mason-Present, Mr. Smith-Present, Mr. Zucco-Present.
4. Election of Officers – Mr. Smith nominated Darrick Zucco for Chairman, seconded by Ms. Mason. Vote was taken ALL YEAS. Mr. Corcoran nominated Susanne Mason for Vice-Chairman, seconded by Mr. Smith. Vote was taken ALL YEAS.
5. Review and Approval of Minutes for November 29th, 2022. Motion to approve by Ms. Mason, Seconded by Mr. Corcoran. Vote was taken ALL YEAS.
6. Public Hearing – None
7. Old Business- None
8. New Business
  - A. Case 23-01P: Review of rezoning of 10.655 acres on State Route 49 from R-1 (Single-Family Residential District) to B-2 (General Business District) submitted by Gayle Froehlich, the property owner. Mr. Haddix stated that there was an error in the staff report. It was originally shown as “Community Commercial” as a future land use in the original Comprehensive Plan. It was changed in the 2021 Comprehensive Plan Update to “Mixed Use” to allow for more flexibility. Mr. Haddix showed a map of the site on the video screen and described the site. He also showed the Future Land Use map from the 2021 Comprehensive Plan and how the site is annotated as “Mixed Use”. He then showed a street level picture of the access to the site from Dwire Road. Mr. Zucco asked if access

could come from State Route 48. Mr. Haddix said that he didn't think so due to State Route 48 being a "limited access highway" which would require approval by ODOT.

Mr. Haddix introduced Richard Tittermary from Sibcy Cline who is representing Ms. Froehlich, the Applicant. Mr. Tittermary gave a brief overview of a recent project he worked on in Williamsburg in Clermont County. He then how is used as an example from the TPC Golf Course in Blue Springs, MO, with a Courtyard by Marriott and thinks it would fit well in this location. He also thought an upscale restaurant would fit well on the site.

Mr. Corcoran asked where the site was in relation to the Little Miami River and the State Route 48 bridge. Also, Mr. Zucco asked what the main difference between "mixed use" and B-2 zone. Mr. Haddix state the City doesn't have a mixed use zone so it would have to be a PUD (Planned Unite Development)-type development like the Powder Factory which is R-3 PUD.

Mr. Haddix explained that the Planning Commission would make a recommendation to the City Council. If the Council approves the rezoning, any permitted use in the B-2 zone could go on this parcel assuming that all the requirements are met.

There was a brief discussion re: the past zoning of this property.

Mr. Haddix explained that there is a buffer around the property from residential uses which is a reason why it was shown as a mixed use in the Comprehensive Plan.

Mr. Smith explained that this property is covered by the recent agreement with Warren County to provide water to this site. Also, sanitary sewer service has been analyzed and can be tied in on the other side of State Route 48.

Mr. Corcoran made a motion to approve the zoning map amendment as presented, seconded by Mr. Zucco: Vote was taken: ALL YEAS.

Mr. Haddix explained that the recommendation will go to the Council and they will schedule a public hearing. Ms. Mason asked who gets notified of the public hearing. Mr. Haddix explained that all adjoining property owners and any property owners across the street.

9. Communications-None

10. Adjournment-Motion presented at 6:29 p.m. by Mr.Zucco, Seconded by Mr Smith, Vote taken, all yeas.

---

Darrick Zucco – Chairman

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Karen Woodward - Clerk

**CITY OF SOUTH LEBANON  
MEMORANDUM**

**TO:** Planning Commission

**FROM:** Jerry Haddix, City Administrator

**RE:** Case 22-09P, Acceptance and Dedication of Public Improvements for Wynstead Section 4-B Subdivision

Case 22-10P, Acceptance and Dedication of Public Improvements for Wynstead Section 6 Subdivision

Case 22-11P, Acceptance and Dedication of Public Improvements for Wynstead Section 7 Subdivision

**DATE:** June 9, 2023

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On the agenda for the June 13<sup>th</sup> meeting is a request of the Planning Commission to find that the public improvements for the Wynstead Sections 4B, 6 & 7 subdivisions conform to South Lebanon's standards for construction of public improvements.

**Background**

On June 3, 2019, the Record Plat for Wynstead Section 4-B was recorded in the Warren County's Recorder's Office. This plat included 34 single family lots in which all have been constructed on them.

On July 13, 2020, the Record Plat for Wynstead Section 6 was recorded in the Warren County's Recorder's Office. This plat included 34 single family lots in which all have been constructed on them.

On December 17, 2020, the Record Plat for Wynstead Section 7 was recorded in the Warren County's Recorder's Office. This plat included 40 single family lots in which all have been constructed on them.

**Code Analysis**

Pursuant to Sec 15.20.7(6) Requirements for the Construction of Improvements, the City, through formal action by the City Council, shall accept public improvements made by a developer which meet the following conditions:

- a. Said public improvements have been made in accordance with the requirements of these Regulations; and
- b. The design standards of these Regulations have been adhered to; and
- c. Installation of said public improvements has been completed according to the requirements of the City of South Lebanon; and
- d. All final inspections required by these Regulations have been carried out by the City and said public improvements were found to be acceptable by the City Administrator upon the advice (if needed and requested) by an engineer acting in the service of the City; and

- e. Accurate "as built" construction plans have been submitted by the subdivider to the Village and release from the posted Performance Bond has been granted; and
- f. The Planning Commission has found the subdivider to be in conformance with these Regulations.

### **Zoning Process**

Before Council may accept public improvements for a subdivision, the Planning Commission shall issue a finding that the developer is in conformance with the aforementioned regulations a – e.

### **Staff Review**

Choice One Engineering, the Project Engineer, in conjunction with City staff, has completed a final inspection for the installation of the public improvements by Grand Communities (aka Fischer Homes)("Developer"). The Developer has completed all of the public improvements satisfactorily.

### **Recommendation**

Staff recommends that the Planning Commission issue a finding to Council that they have found the public improvements in Wynstead Sections 4-B, 6 & 7 Subdivisions, as attached, be in conformance with the regulations listed in Sec 15.20.7(6) items a – e.

### **Attachments**

Wynstead Section 4-B Record Plat

Wynstead Section 6 Record Plat

Wynstead Section 7 Record Plat

Choice One Engineering Letters



**Date**

January 31, 2023

**Attention**

Jerry Haddix  
City Administrator

**Address**

10 N. High Street  
South Lebanon, OH 45065

**Subject**

Wynstead Subdivision Section 4B  
Acceptance Letter  
City of South Lebanon, OH

## Dear Mr. Haddix:

After a final punch list walkthrough on November 10, 2022, the public infrastructure and rights-of-way for the Wynstead Section 4B Subdivision have been deemed acceptable for dedication.

- The contractor has satisfactorily completed all punch list items pursuant to Sect. 15.20.7(6)(a-d).
- The acceptance and dedication of the public improvements created by this subdivision include the following streets. See attached plat for exact locations:
  - o A segment of Emerald Drive approximately 460' in length and 37' wide from back of curb to back of curb (60' right-of-way) and
  - o A segment of Castle Drive approximately 135' in length and 29' wide from back of curb to back of curb (50' right-of-way).

If you have any questions, please contact our office.

Sincerely,

A handwritten signature in blue ink, appearing to read "Troy Niese".

Troy A. Niese, P.E.  
Choice One Engineering

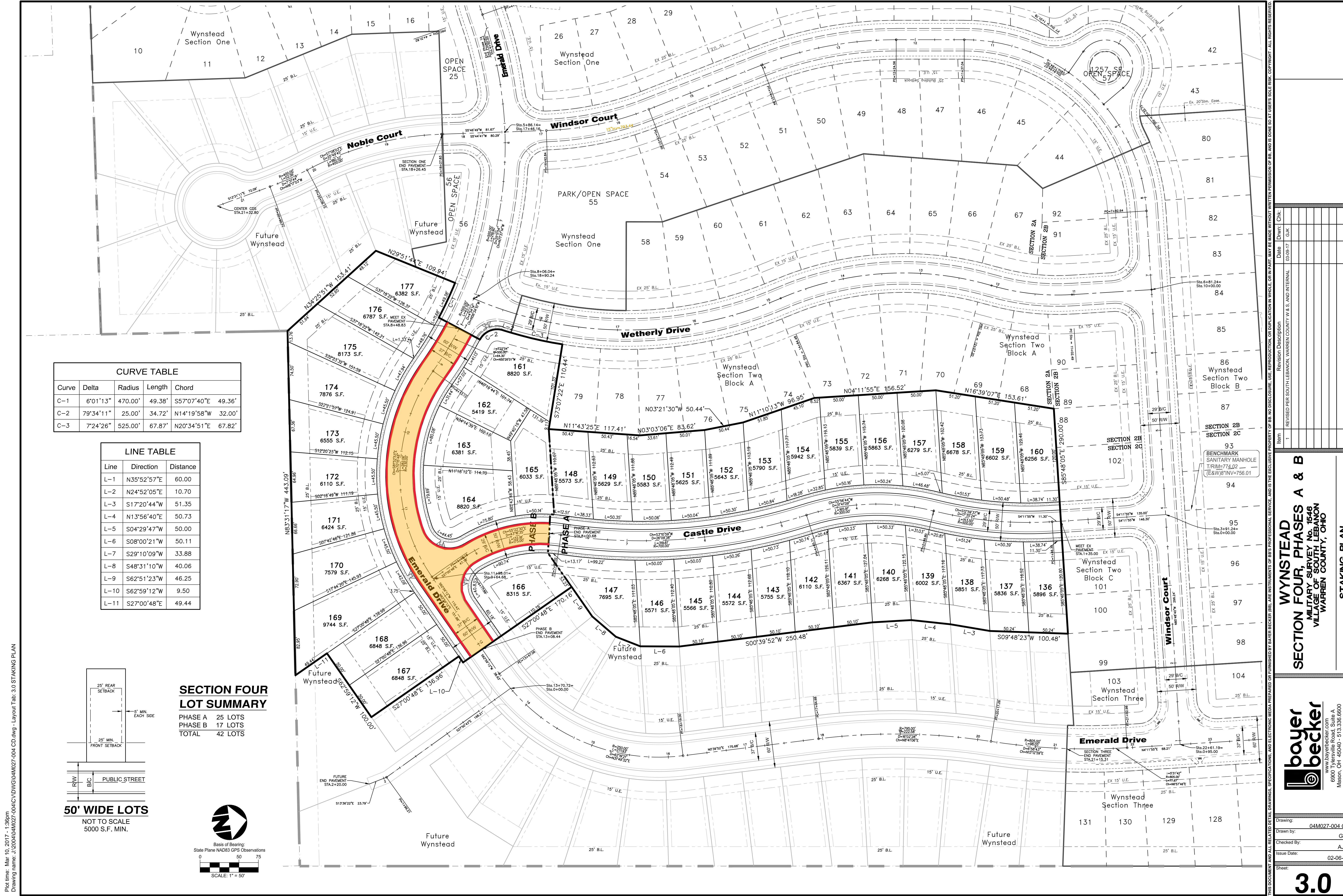
**W. Central Ohio/E. Indiana**  
440 E. Hoewisher Rd.  
Sidney, OH 45365  
937.497.0200 Phone

**S. Ohio/N. Kentucky**  
8956 Glendale Milford Rd., Suite 1  
Loveland, OH 45140  
513.239.8554 Phone

[www.CHOICEONEENGINEERING.com](http://www.CHOICEONEENGINEERING.com)







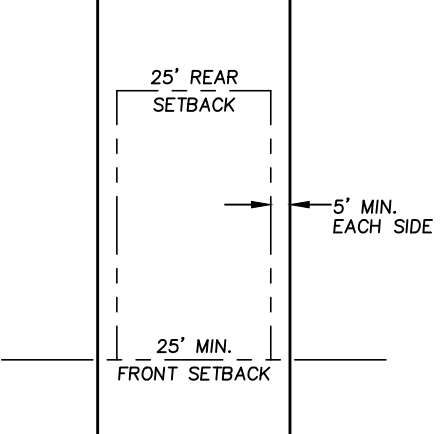
**CURVE TABLE**

Curve	Delta	Radius	Length	Chord
C-1	6°01'13"	470.00'	49.38'	S57°07'40"E 49.36'
C-2	79°34'11"	25.00'	34.72'	N14°19'58"W 32.00'
C-3	7°24'26"	525.00'	67.87'	N20°34'51"E 67.82'

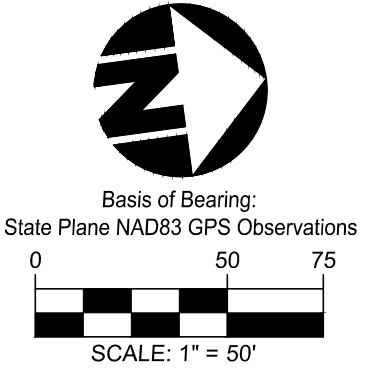
**LINE TABLE**

Line	Direction	Distance
L-1	N35°52'57"E	60.00
L-2	N24°52'05"E	10.70
L-3	S17°20'44"W	51.35
L-4	N13°56'40"E	50.73
L-5	S04°29'47"W	50.00
L-6	S08°00'21"W	50.11
L-7	S29°10'09"W	33.88
L-8	S48°31'10"W	40.06
L-9	S62°51'23"W	46.25
L-10	S62°59'12"W	9.50
L-11	S27°00'48"E	49.44

**SECTION FOUR LOT SUMMARY**  
 PHASE A 25 LOTS  
 PHASE B 17 LOTS  
 TOTAL 42 LOTS



**50' WIDE LOTS**  
 NOT TO SCALE  
 5000 S.F. MIN.



Plot time: Mar 10, 2017 - 1:36pm  
 Drawing name: J:\2004\04\027-004\CD.dwg - Layout Tab: 3.0 STAKING PLAN

**WYNSTEAD SECTION FOUR, PHASES A & B**  
 MILITARY SURVEY NO. 1546  
 VILLAGE OF SOUTH LEBANON  
 WARREN COUNTY, OHIO

**STAKING PLAN**

**bayer becker**  
 www.bayerbecker.com  
 6900 Tyersville Road, Suite A  
 Mason, OH 45040 - 513.336.6600

Item	Revision Description	Date	Drawn	Chk.
1	REVISED PER SOUTH LEBANON, WARREN COUNTY W.A.S. AND INTERNAL	03-09-17	GJK	

Drawing: 04M027-004.CD  
 Drawn by: GJK  
 Checked by: AJW  
 Issue Date: 02-06-17  
 Sheet: **3.0**





**Date**

January 31, 2023

**Attention**

Jerry Haddix  
City Administrator

**Address**

10 N. High Street  
South Lebanon, OH 45065

**Subject**

Wynstead Subdivision Section 6  
Acceptance Letter  
City of South Lebanon, OH

## Dear Mr. Haddix:

After a final punch list walkthrough on November 10, 2022, the public infrastructure and rights-of-way for the Wynstead Section 6 Subdivision have been deemed acceptable for dedication.

- The contractor has satisfactorily completed all punch list items pursuant to Sect. 15.20.7(6)(a-d).
- The acceptance and dedication of the public improvements created by this subdivision include the following streets. See attached plat for exact locations:
  - o The length of the Kingly Terrace (previously called Noble Terrace) cul-de-sac; approximately 765' in length and 29' wide from back of curb to back of curb (50' right-of-way).

If you have any questions, please contact our office.

Sincerely,

A handwritten signature in blue ink that reads "Troy Niese".

Troy A. Niese, P.E.  
Choice One Engineering

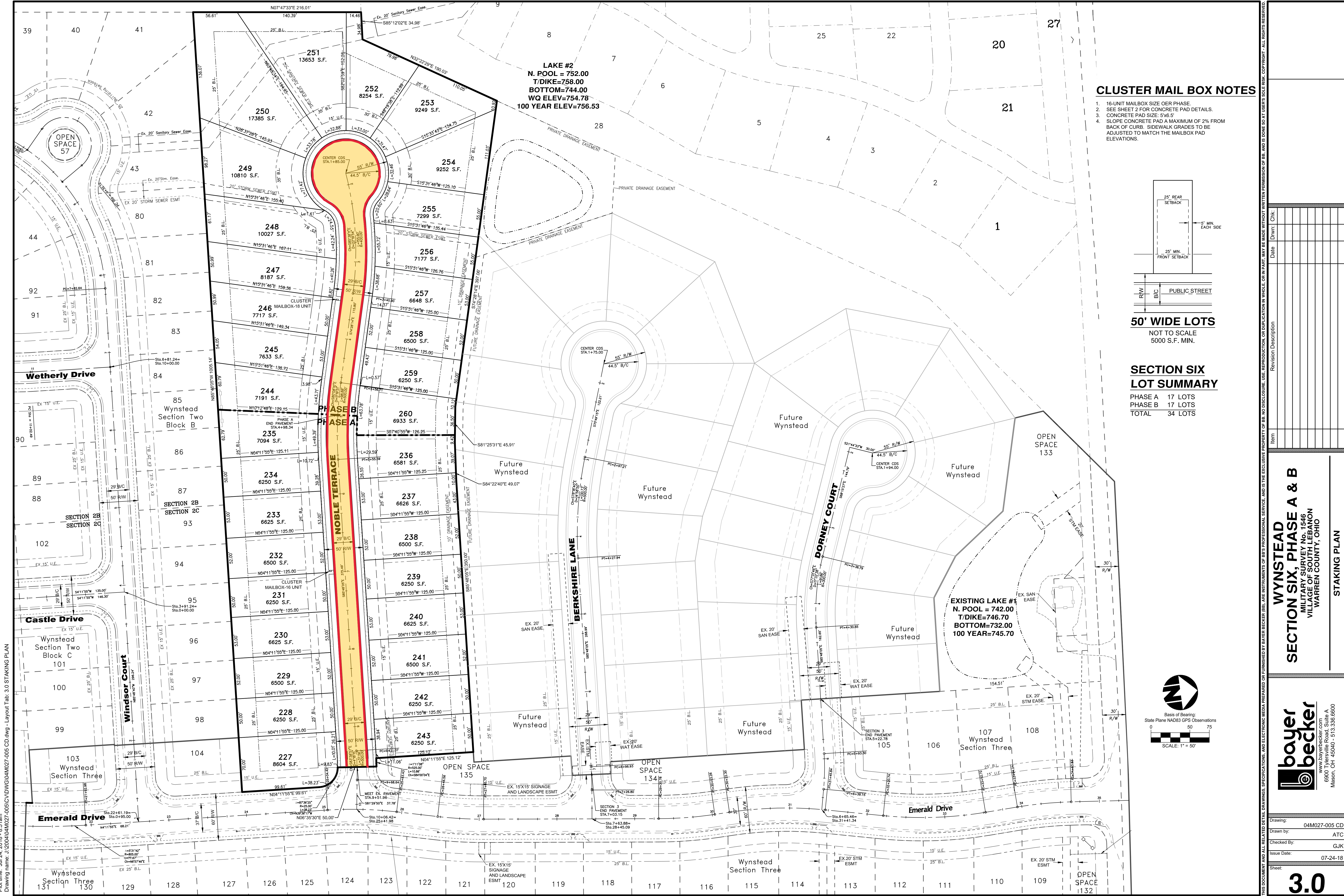
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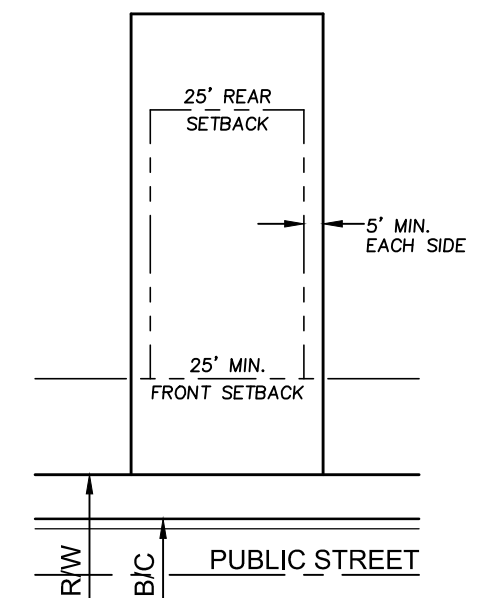






### CLUSTER MAIL BOX NOTES

1. 16-UNIT MAILBOX SIZE OER PHASE.
2. SEE SHEET 2 FOR CONCRETE PAD DETAILS.
3. CONCRETE PAD SIZE: 5'x6.5'
4. SLOPE CONCRETE PAD A MAXIMUM OF 2% FROM BACK OF CURB. SIDEWALK GRADES TO BE ADJUSTED TO MATCH THE MAILBOX PAD ELEVATIONS.



### 50' WIDE LOTS

NOT TO SCALE  
5000 S.F. MIN.

### SECTION SIX LOT SUMMARY

PHASE A 17 LOTS  
PHASE B 17 LOTS  
TOTAL 34 LOTS



Basis of Bearing:  
State Plane NAD83 GPS Observations  
0 50 75  
SCALE: 1" = 50'

Plot time: Jul 24, 2018 - 8:51 am  
Drawing name: J:\2004\04\027-005\DWG\04\027-005-CD.dwg - Layout Tab: 3.0 STAKING PLAN

Item	Revision Description	Date	Drawn	Chk

## WYNSTEAD

### SECTION SIX, PHASE A & B

MILITARY SURVEY No. 1546  
VILLAGE OF SOUTH LEBANON  
WARREN COUNTY, OHIO

# STAKING PLAN

www.bayerbecker.com  
6900 Tylersville Road, Suite A  
Mason, OH 45040 - 513.336.6600

Drawing: 04M027-005 CD	
Drawn by: ATC	
Checked by: GJK	
Issue Date: 07-24-18	
<b>3.0</b>	

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**Date**

January 31, 2023

**Attention**

Jerry Haddix  
City Administrator

**Address**

10 N. High Street  
South Lebanon, OH 45065

**Subject**

Wynstead Subdivision Section 7  
Acceptance Letter  
City of South Lebanon, OH

## Dear Mr. Haddix:

After a final punch list walkthrough on November 10, 2022, the public infrastructure and rights-of-way for the Wynstead Section 7 Subdivision have been deemed acceptable for dedication.

- The contractor has satisfactorily completed all punch list items pursuant to Sect. 15.20.7(6)(a-d).
- The acceptance and dedication of the public improvements created by this subdivision include the following streets. See attached plat for exact locations:
  - o The length of the Berkshire Lane cul-de-sac; approximately 550' in length and 29' wide from back of curb to back of curb (50' right-of-way).
  - o The length of the Dorney Court cul-de-sac; approximately 340' in length and 29' wide from back of curb to back of curb (50' right-of-way).

If you have any questions, please contact our office.

Sincerely,

A handwritten signature in blue ink that reads "Troy Niese".

Troy A. Niese, P.E.  
Choice One Engineering

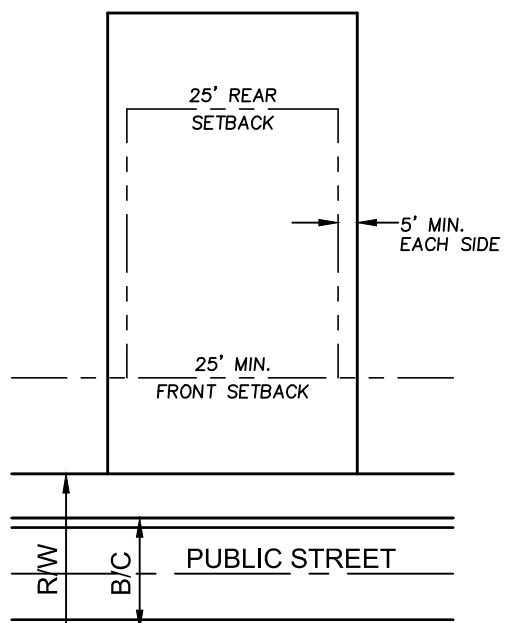
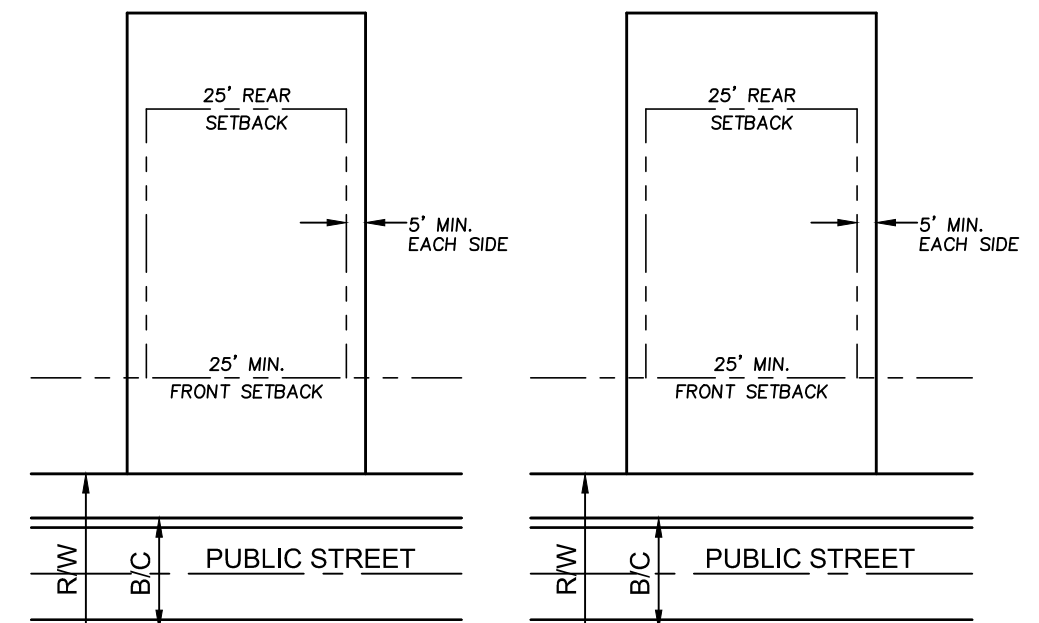
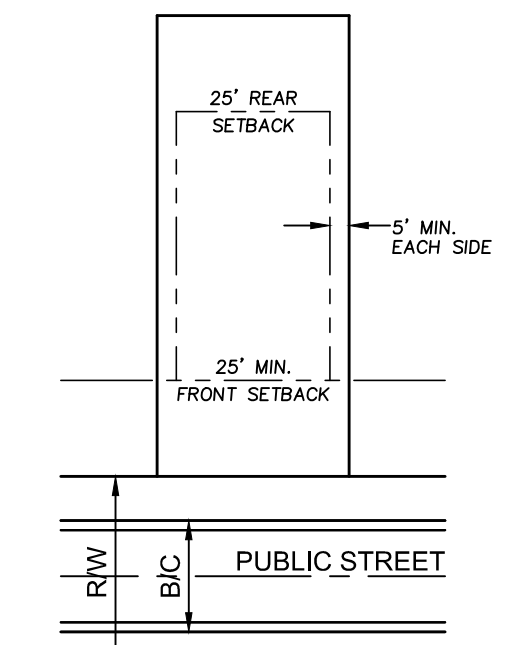
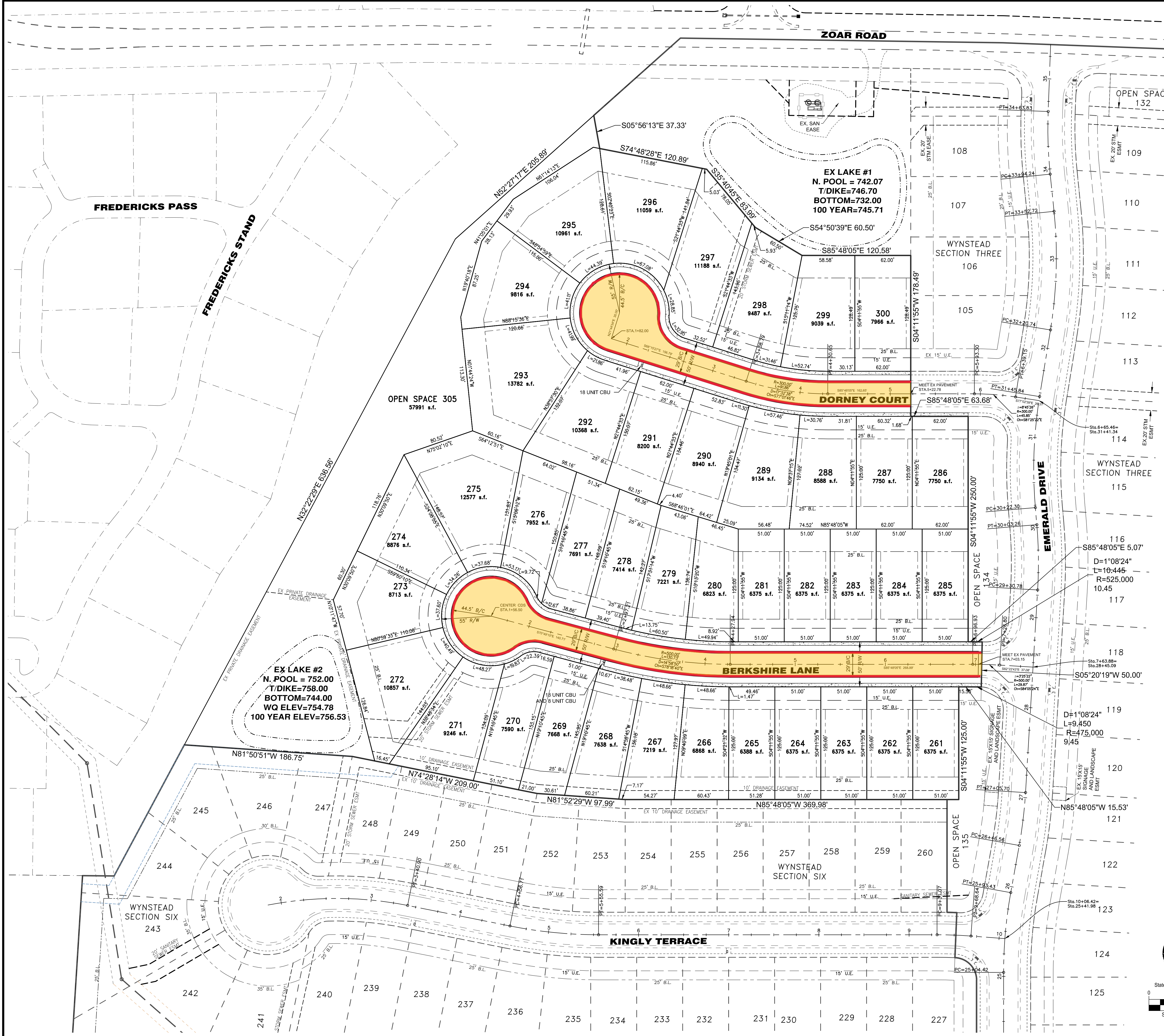
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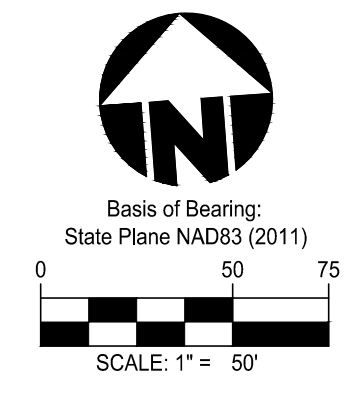






**CLUSTER MAIL BOX NOTES**

- 18-UNIT MAILBOX SIZE AND 8-UNIT MAILBOX SIZE.
- SEE SHEET FOR LOCATIONS.
- SEE SHEET 2 FOR CONCRETE PAD DETAILS.
- CONCRETE PAD SIZE: 5'x6.5' FROM BACK OF CURB TO SIDEWALK.
- SLOPE CONCRETE PAD A MAXIMUM OF 2% FROM BACK OF CURB. SIDEWALK GRADES TO BE ADJUSTED TO MATCH THE MAILBOX PAD ELEVATIONS.

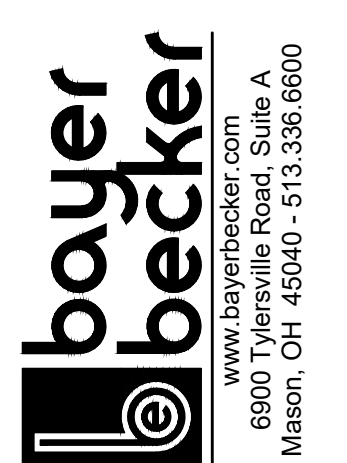


Know what's below.  
 Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Item	Revision Description	Date	Drawn	Chk
1	REVISE PER SOUTH LEBANON	08-18-20	GJK	
2	REVISE PER WARREN COUNTY SOIL & WATER	08-24-20	GJK	

**WYNSTEAD SECTION SEVEN**  
 MILITARY SURVEY No. 1546  
 VILLAGE OF SOUTH LEBANON  
 WARREN COUNTY, OHIO



Drawing:	04M027-007 CD
Drawn by:	GJK
Checked by:	
Issue Date:	8-28-20

Sheet:  
**3.0**





City of South Lebanon  
10 N. High Street, South Lebanon, Ohio 45065  
513-494-2296  
fax: 513-494-1656  
[www.southlebanonohio.org](http://www.southlebanonohio.org)

## MEMORANDUM

**To:** Planning Commission Members

**From:** Jerry Haddix, City Administrator

**Date:** June 9, 2023

**Subject:** Case# 23-02P - Replat for Lots 105 through 107, Vista Pointe Section 4

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In January of this year, the owners of lot 105 (the Van Allen's) and lot 107 (the Vanjura's) jointly purchased the vacant lot at lot 106 in Vista Pointe Section 4 from the Rivers Bend Land Company. They now are requesting to split the vacant lot and combine it with their lots with their homes. Attached is the proposed replat.

The Planning Commission needs to approve the replat to divide lot 106 and combine it with lots 105 and 107 per the attached plat. This would be in accordance with the City's zoning regulations with the new lots be in conformance with the requirements of the zoning district.

Let me know if you have any questions or need additional information.




## CITY OF SOUTH LEBANON PLANNING COMMISSION APPLICATION

**1. Application Type: (check the appropriate box) (all plans must be folded when submitted)**

<input type="checkbox"/> Draft Plan-Discussion Only	<input type="checkbox"/> Preliminary PUD
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Final PUD
<input type="checkbox"/> Landscape Plan	<input type="checkbox"/> Rezoning
<input type="checkbox"/> Construction Drawings. (Please complete Fee Schedule form on Page 2)	<input type="checkbox"/> Lot Split
<input type="checkbox"/> Preliminary Plat (Please complete Fee Schedule form on Page 2)	<input type="checkbox"/> Conditional Use
<input checked="" type="checkbox"/> Final Plat or Replat	<input type="checkbox"/> Special Meeting
<input type="checkbox"/> Right-of-Way Dedication Plat	<input type="checkbox"/> Other:

(See Page 3 for complete Fee Schedule and Submittal Requirement Information)

**2. Development Information:**

<b>Development/Business Name:</b> VISTA POINTE AT RIVER'S BEND SECTION 4 REVISION 1	
<b>Type of Business/Project Description:</b> RE-PLAT	
<b>Location:</b>	<b>Size of Building:</b>
<b>Current Zoning:</b> R-2	<b>Rezone to:</b>
<b>Total Acreage:</b> 1.6697	<b>Acres to be Rezoned:</b>
<b>Number of Employees:</b>	<b>Number of Fleet Vehicles:</b>
<b>Current Owner of the Property</b>	<b>Project Contact (Architect, Engineer, Planner)</b>
<b>Name:</b> JODI: BRIAN VANJURA, STEVE: NATALIE VANALLEN	<b>Name:</b> ABERCROMBIE ASSOCIATES
<b>Address:</b> 5135 FAWN MEADOW LANE	<b>Address:</b> 8111 CHEVIOT RD SUITE 200
<b>City:</b> SOUTH LEBANON <b>State:</b> OH <b>Zip:</b> 43065	<b>City:</b> CINCINNATI <b>State:</b> OH <b>Zip:</b> 45247
<b>Telephone:</b> 513-658-7501 <b>Fax:</b>	<b>Telephone:</b> 513-385-8111 <b>Fax:</b>
<b>Applicant(s):</b> MEL PISTOR - ABERCROMBIE ASSOCIATES	
<b>Address:</b> 8111 CHEVIOT RD SUITE 200	
<b>City:</b> CINCINNATI <b>State:</b> OHIO <b>Zip:</b> 45247	
<b>Telephone:</b> 513-385-8111 <b>Fax:</b>	
<b>Please Print Applicant's Name Here:</b> MEL PISTOR	
<b>* Applicant's Signature:</b> 	
<small>* Applicant is responsible for payment of all fees (See Fee Schedule and Footnotes on Pages 3 and 4 respectively.)</small>	

### TO BE COMPLETED BY THE CITY OF SOUTH LEBANON

<b>Application Number:</b> _____	<b>Date of Planning Commission Meeting:</b> _____
<b>Fee Paid:</b> _____	<b>Drawn:</b> _____ <b>Check #:</b> _____ <b>Date:</b> _____ <b>Initial:</b> _____
<b>Legal Notices Advertised:</b> _____	<b>Mailed to Surrounding Property Owners:</b> _____

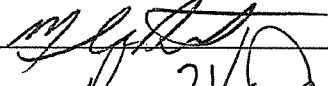
**3. Rezoning and Preliminary PUD Plan Requests**

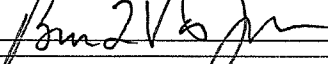
**Surrounding Property Owners:** Please list the names and addresses of all **Owners of Real Property** within 300 feet of any part of the property as such names and addresses appear on the most recent tax duplicate on 2 sets of mailing labels. (See submittal requirements on page 3).

**4. Signatures Required**

*By signing this application, I attest under penalty of law that all the information given above is correct to the best of my knowledge.*

Please **Print** Applicant's Name: MEL PISTOR

Applicant's Signature:  Date: 2/6/23

Property Owner's Signature:  Date: 2/15/23

**5. Fee Determination for Construction Drawings and Preliminary Plat Submittals**

Please create a detailed breakdown of the estimated infrastructure breakdown cost for the project and attach it to this application. For Construction Drawings complete Item 1 and for Preliminary Plats complete Item 2.

	Total Infrastructure Cost	\$ _____	(A)
1 – Construction Drawing Fee Breakdown			
	1.25% of Total Infrastructure Cost* (Line A x 0.0125)	\$ _____	(B)
	1.50% of Total Infrastructure Cost** (Line A x 0.015)	+ \$ _____	(C)
	Application Fee	+ \$ 150.00	(D)
	<b>Total Construction Drawing Fee (Line B + C + D)</b>	<b>\$ _____</b>	<b>(E)</b>
2 – Preliminary Plat Fee Breakdown:			
	0.25% of Total Infrastructure Cost* (Line A x 0.0025)	\$ _____	(F)
	Application Fee	+ \$ 150.00	(G)
	<b>Total Preliminary Plat Fee (Line F + G)</b>	<b>\$ _____</b>	<b>(H)</b>
	<b>Total Paid with Application/Submittals (Line E+H)</b>	<b>\$ _____</b>	

\* Due upon submittal  
 \*\* Due prior to construction



**Abercrombie  
& Associates, Inc.**

Civil Engineering + Surveying

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FEBRUARY 27, 2023

**LEGAL DESCRIPTION**

**0.6434 ACRES**

SITUATE IN MILITARY SURVEY NUMBER 1547, HAMILTON TOWNSHIP, VILLAGE OF SOUTH LEBANON, WARREN COUNTY, OHIO AND BEING ALL OF LOT 105-A OF VISTA POINTE AT RIVER'S BEND SECTION 4, REVISION 1 AS RECORDED IN PLAT BOOK \_\_\_\_, PAGE \_\_\_\_ WARREN COUNTY, OHIO RECORDER'S OFFICE.

THUS CONTAINING 0.6434 ACRES OF LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

FILE:23-0003.LD1-0.6434AC



**Abercrombie  
& Associates, Inc.**

Civil Engineering + Surveying

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FEBRUARY 27, 2023

**LEGAL DESCRIPTION**

**1.0263 ACRES**

SITUATE IN MILITARY SURVEY NUMBER 1547, HAMILTON TOWNSHIP, VILLAGE OF SOUTH LEBANON, WARREN COUNTY, OHIO AND BEING ALL OF LOT 107-A OF VISTA POINTE AT RIVER'S BEND SECTION 4, REVISION 1 AS RECORDED IN PLAT BOOK \_\_\_\_, PAGE \_\_\_\_ WARREN COUNTY, OHIO RECORDER'S OFFICE.

THUS CONTAINING 1.0263 ACRES OF LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

FILE:23-0003.LD1-1.0263AC



**TRANSFERRED**

**Oct 11, 2022**

SEC 319.902 COMPLIED WITH  
MATT NOLAN, Auditor  
WARREN COUNTY, OH by TR  
Consideration: 1200000.00  
Conveyance Fee: \$3,600.00  
Transfer Fee: \$0.50  
Conveyance#:

LINDA ODA  
WARREN COUNTY RECORDER  
**2022-031740**  
DEED  
10/11/2022 07:41:57 AM  
REC FEE: 34.00 PGS: 2  
PIN:

**Fiduciary Deed**

by GS 2 PGS

KNOWN ALL MEN BY THESE PRESENTS, **William L. Kaufholz and Linda L. Kaufholz, Trustees of The William L. Kaufholz and Linda L. Kaufholz Joint Trust u/a dated October 16, 2019**, for valuable consideration paid, do hereby grant, bargain and convey with fiduciary covenants to **Steven L. VanAllen and Natalie Elizabeth VanAllen**, for their joint lives remainder to the survivor of them, whose tax-mailing address is c/o General Electric Credit Union 10485 Reading Road, Cincinnati, OH 45241, the following real property:

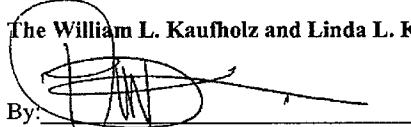
SEE ATTACHED EXHIBIT "A"


Commonly Known As: 5135 Fawn Meadow Lane, South Lebanon, OH 45065  
Prior Instrument Reference: OR 2020-000323, Warren County, Ohio Records  
Parcel ID: ~~XXXXXXXXXX~~

This conveyance is made subject to all legal highways and easements, all restrictions, conditions, declarations and covenants of record, all zoning restrictions and all taxes and assessments not yet payable.

Executed by the undersigned this October 4, 2022.

**The William L. Kaufholz and Linda L. Kaufholz Joint Trust**

By:   
William L. Kaufholz, Trustee

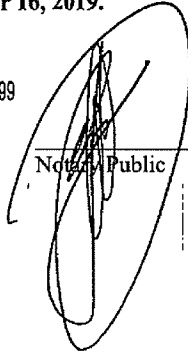
By:   
Linda L. Kaufholz, Trustee

State of Ohio, County of Hamilton, SS:

The foregoing instrument was acknowledged before me this October 4, 2022 by **William L. Kaufholz and Linda L. Kaufholz, Trustees of The William L. Kaufholz and Linda L. Kaufholz Joint Trust u/a dated October 16, 2019**.



DANIEL J ENGEN  
Commission No. 2019-RE-801999  
Notary Public, State of Ohio  
My Commission Expires  
October 19, 2024

  
Notary Public

This instrument was prepared by:  
Jenni B. Elam, Attorney at law  
7365 E. Kemper Road  
Cincinnati, Ohio 45249

WCEO  
Tax Map Dep.  
BF

13-31-384-017

Exhibit A  
Property Description

SITUATED IN THE STATE OF OHIO, COUNTY OF WARREN, IN MILITARY SURVEY 1547, IN HAMILTON TOWNSHIP, THE VILLAGE OF SOUTH LEBANON AND BEING ALL OF LOT NO. 105 OF VISTA POINTE AT RIVERS BEND SECTION FOUR, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 72, PAGES 88-90 OF THE WARREN COUNTY, OHIO RECORDER'S RECORDS.

THERE ARE EXCEPTED FROM THE LIMITED WARRANTY COVENANTS AND THE REAL PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

ALL LEGAL HIGHWAYS, EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS OF RECORD.

THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR VISTA POINTE, AS RECORDED IN WARREN COUNTY, OHIO RECORDS, AND AS AMENDED.

Parcel ID: ~~XXXXXXXXXX~~

File #: 2022-46485

Property Address: 5135 Fawn Meadow Lane, South Lebanon, OH 45065

LINDA ODA  
WARREN COUNTY RECORDER

2023-000188

DEED  
01/05/2023 08:32:27 AM  
REC FEE: 34.00 PGS: 2  
PIN:

**TRANSFERRED**

Jan 05, 2023

SEC 319.902 COMPLIED WITH  
MATT NOLAN, Auditor  
WARREN COUNTY, OH by TR  
Consideration: 80000.00  
Conveyance Fee: \$240.00  
Transfer Fee: \$0.50  
Conveyance#:

by EO 2pgs

**General Warranty Deed**

*20220976*

KNOW ALL MEN BY THESE PRESENTS, that Rivers Bend Land company, Ltd, an Ohio Limited Liability Company, for valuable consideration paid, grant(s) with general warranty covenants to Jodi Vanjura and Brian Vanjura, wife and husband and Natalie VanAllen and Steven VanAllen, wife and husband, for and during their joint lives, the remainder to the survivor of them, whose tax mailing address is 5135 Fawn Meadow Ln, South Lebanon OH, 45065, the following Real Property, Situated in the County of Warren, State of Ohio and further described as follows:

Situated in the Village of South Lebanon, Township of Hamilton, County of Warren, State of Ohio, Military Survey Nos. 1547, and being more particularly described as follows:

Being all of Lot 106 of Vista Pointe at River's Bend, Section 4, as recorded in Plat Book 72, Page 88-90, Warren County, Ohio Recorder's Office.

Being a part of the same premises as previously described at OR Book 2067, Page 766, Warren County, Ohio Records.

Subject to easements and restrictions of record (if any).

Parcel Number: 13-31-384-018 <sup>WCEO</sup>  
Tax Map Dep. **KW**

Property Address: Lot 106, Fawn Meadow Lake, South Lebanon, OH 45065

Executed this 22<sup>nd</sup> day of December, 2022.

Rivers Bend Land Company, Ltd.

By: Timothy B. Haid  
Timothy B. Haid, Vice President of Northwood Land  
corporation,  
Acting Member of Rivers Bend Land Company, Ltd.

State of Ohio County of Franklin, ss:

\*\*This is an acknowledgment clause. No oath or affirmation was administered to the signer(s)  
with regard to this notarial act. \*\*

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of December, 2022 by  
Timothy B. Haid, as Vice President of Northwood Land Corporation, as Acting Member of  
Rivers Bend Land Company, Ltd, an Ohio Limited Liability Company, on behalf of the  
company.

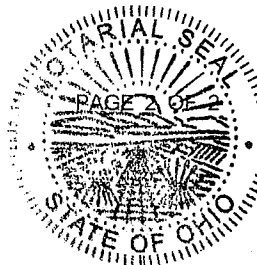
IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my  
official seal on the day and year last aforesaid.

Prepared by:  
Leo Grote, LPA  
4445 Lake Forest Drive, #150  
Cincinnati, Ohio 45242

Debra K. Robertson  
Notary Public  
My Commission Expires: 11/8/2023

WARREN COUNTY

2023-000188



DEBRA K. ROBERTSON  
NOTARY PUBLIC  
STATE OF OHIO  
Recorded in  
Franklin County  
My Comm. Exp. 11/8/2023





8 0 6 6 3 9 1  
Tx:4048814

LINDA ODA  
WARREN COUNTY RECORDER  
2014-026637  
DEED  
10/03/2014 3:24:05 PM  
REC FEE: 28.00 PGS: 1  
PIN:

40 TRANSFERRED

OCT 03 2014 3536.50

SEC. 319.902 COMPLIED WITH  
NICK NELSON, Auditor  
WARREN COUNTY, OHIO

1/28 LIMITED WARRANTY DEED

20015896 RLG OP

ROBERT LUCKE HOMES, INC., a Corporation organized and existing under the laws of the State of OHIO for valuable consideration paid, grants, with limited warranty covenants, to BRIAN L. VAN JURA AND JODI L. VAN JURA Husband and Wife, during their joint lives with remainder to the survivor of them whose tax-mailing address is 5129 Fawn Meadow Lane, South Lebanon, OH 45065, the following REAL PROPERTY:

Situated in the State of Ohio, County of Warren, in Military Survey 1547, in Hamilton Township, the Village of South Lebanon and being all of Lot No. 107 of Vista Pointe at Rivers Bend, Section Four, as shown on the plat recorded in Plat Book 72, pages 88-90 of the Warren County, Ohio Recorder's Records.



Sidwell: 13-31-384-019

There are excepted from the limited warranty covenants and the real property is conveyed subject to the following:

All legal highways, easements, conditions, covenants and restrictions of record.  
All taxes, assessments, and reassessments becoming due and payable after the date hereof.  
The Declaration of Easements, Covenants, Conditions and Restrictions for Vista Pointe, as recorded in Warren County, Ohio Records, and as amended.

Prior Instrument Reference: Vol. 5951 Page 226 of the DEED RECORDS OF Warren County, Ohio.

GRANTOR has caused its corporate name to be subscribed hereto by Elizabeth J. Bailey, its Chief Financial Officer, thereunto duly authorized by resolution of its board of directors, this 2nd day of October, 2014.

ROBERT LUCKE HOMES, INC.

*Elizabeth J. Bailey*  
By: Elizabeth J. Bailey, CFO

State of Ohio )  
County of Hamilton )

BE IT REMEMBERED, That on this 2nd day of October, 2014, before me, the subscriber, a NOTARY PUBLIC in and for said state, personally came ELIZABETH J. BAILEY, Chief Financial Officer of Robert Lucke Homes, Inc. an Ohio Corporation, and acknowledged the signing thereof to be her voluntary act and deed and the voluntary act and deed of the corporation.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

This instrument



Notary Public LEO F. GROTE  
LEO F. GROTE, Attorney at Law  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Date Section 147.03 O.R.C.

**OWNER'S CONSENT AND DEDICATION:**

"WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREETS, PARKS OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER."

"ANY 'PUBLIC UTILITIES EASEMENTS' AS SHOWN ON THIS PLAT ARE FOR THE PLACEMENT OF PUBLIC UTILITIES, SIDEWALK AND TRAILS AND FOR THE MAINTENANCE AND REPAIR OF SAID UTILITIES, SIDEWALK AND TRAILS. THIS EASEMENT AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, OR OTHER UTILITY LINES OR SERVICES, SIDEWALKS, TRAILS AND STORMWATER DISPOSAL AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, OR IMMEDIATELY ADJACENT THERETO, TO THE FREE USE OF SAID EASEMENTS OR ADJACENT STREETS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDING OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD."

THE ABOVE PUBLIC UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY PROVIDERS INCLUDING, BUT NOT LIMITED TO:

- DUKE ENERGY
- UNITED TELEPHONE COMPANY
- WARNER CABLE OF GREATER CINCINNATI
- WARREN COUNTY ENGINEERS
- WARREN COUNTY WATER & SEWER
- ADELPHIA/CHELSEA CABLE

ALSO HEREBY GRANTED TO DUKE ENERGY OHIO, INC. AND ITS SUBSIDIARIES, SUCCESSORS, AND ASSIGNS IS THE RIGHT TO LATEROALLY EXTEND, REPAIR, AND MAINTAIN NATURAL GAS SERVICES TO SERVE INDIVIDUAL LOTS AS CONSTRUCTED BY THE ORIGINAL BUILDER ALLOWING DISTURBANCE ONLY OVER EXISTING SERVICE LINES NECESSARY FOR THE REPAIR ONLY ON THE LOT ON WHICH THE SERVICE IS LOCATED. RECONSTRUCTION OR RELOCATION IS PERMISSIBLE ONLY WITH WRITTEN PERMISSION OF THE PARCEL OWNER AND SAID UTILITY PROVIDER TO A MUTUALLY AGREEABLE LOCATION. NO PART OF THE UTILITY EASEMENTS SHALL ENCUMBER EXISTING BUILDINGS OR ADJOINING LOTS.

**OWNER LOT 105**

BY: STEVEN L. VAN ALLEN NATALIE ELIZABETH VAN ALLEN  
 \_\_\_\_\_  
 WITNESS \_\_\_\_\_  
 \_\_\_\_\_  
 WITNESS \_\_\_\_\_

**NOTARY STATEMENT:**

STATE OF \_\_\_\_\_: SS  
 BE IT REMEMBERED THAT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BEFORE ME A NOTARY PUBLIC IN

AND FOR SAID STATE, PERSONALLY APPEARED STEVEN L. & NATALIE ELIZABETH VAN ALLEN, WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED.

IN TESTIMONY WHEREOF, I HERELUNTO SET MY HAND AND AFFIX MY NOTORIAL SEAL ON THIS DAY AND DATE AFORESAID.

\_\_\_\_\_  
 NOTARY PUBLIC, STATE OF \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_

**OWNERS LOT 106**

BY: STEVEN L. VAN ALLEN NATALIE ELIZABETH VAN ALLEN  
 \_\_\_\_\_  
 BY: BRIAN L. VANJURA JODI VANJURA  
 \_\_\_\_\_  
 WITNESS \_\_\_\_\_  
 \_\_\_\_\_  
 WITNESS \_\_\_\_\_

**NOTARY STATEMENT:**

STATE OF \_\_\_\_\_: SS  
 BE IT REMEMBERED THAT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BEFORE ME A NOTARY PUBLIC IN

AND FOR SAID STATE, PERSONALLY APPEARED STEVEN L. & NATALIE ELIZABETH VAN ALLEN AND BRIAN L. & JODI VANJURA, WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED.

IN TESTIMONY WHEREOF, I HERELUNTO SET MY HAND AND AFFIX MY NOTORIAL SEAL ON THIS DAY AND DATE AFORESAID.

\_\_\_\_\_  
 NOTARY PUBLIC, STATE OF \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_

**OWNER LOT 107**

BY: BRIAN L. VANJURA JODI VANJURA  
 \_\_\_\_\_  
 \_\_\_\_\_  
 WITNESS \_\_\_\_\_  
 \_\_\_\_\_  
 WITNESS \_\_\_\_\_

**NOTARY STATEMENT:**

STATE OF \_\_\_\_\_: SS  
 BE IT REMEMBERED THAT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BEFORE ME A NOTARY PUBLIC IN

AND FOR SAID STATE, PERSONALLY APPEARED BRIAN L. & JODI VANJURA, WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED.

IN TESTIMONY WHEREOF, I HERELUNTO SET MY HAND AND AFFIX MY NOTORIAL SEAL ON THIS DAY AND DATE AFORESAID.

\_\_\_\_\_  
 NOTARY PUBLIC, STATE OF \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_

# VISTA POINTE AT RIVER'S BEND

## SECTION 4, REV. 1

### MILITARY SURVEY #1547, HAMILTON TOWNSHIP

### VILLAGE OF SOUTH LEBANON, WARREN COUNTY, OHIO

### FEBRUARY, 2023

**GENERAL NOTES:**

1. LINES OF OCCUPATION, WHERE EXISTING, AGREE IN GENERAL WITH PROPERTY LINES.
2. PERMANENT DOCUMENTS USED IN BOUNDARY RESOLUTION ARE SHOWN ON THE FACE OF THIS PLAT.
3. 5/8" DIA. X 30" IRON PINS WITH CAPS ARE TO BE PLACED AT ALL LOT CORNERS. ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
4. THIS PLAT WAS SUBMITTED FOR APPROVAL TO THE WARREN COUNTY REGIONAL PLANNING COMMISSION ON JANUARY 31, 2023.

**PROTECTIVE COVENANTS AND RESTRICTIONS:**

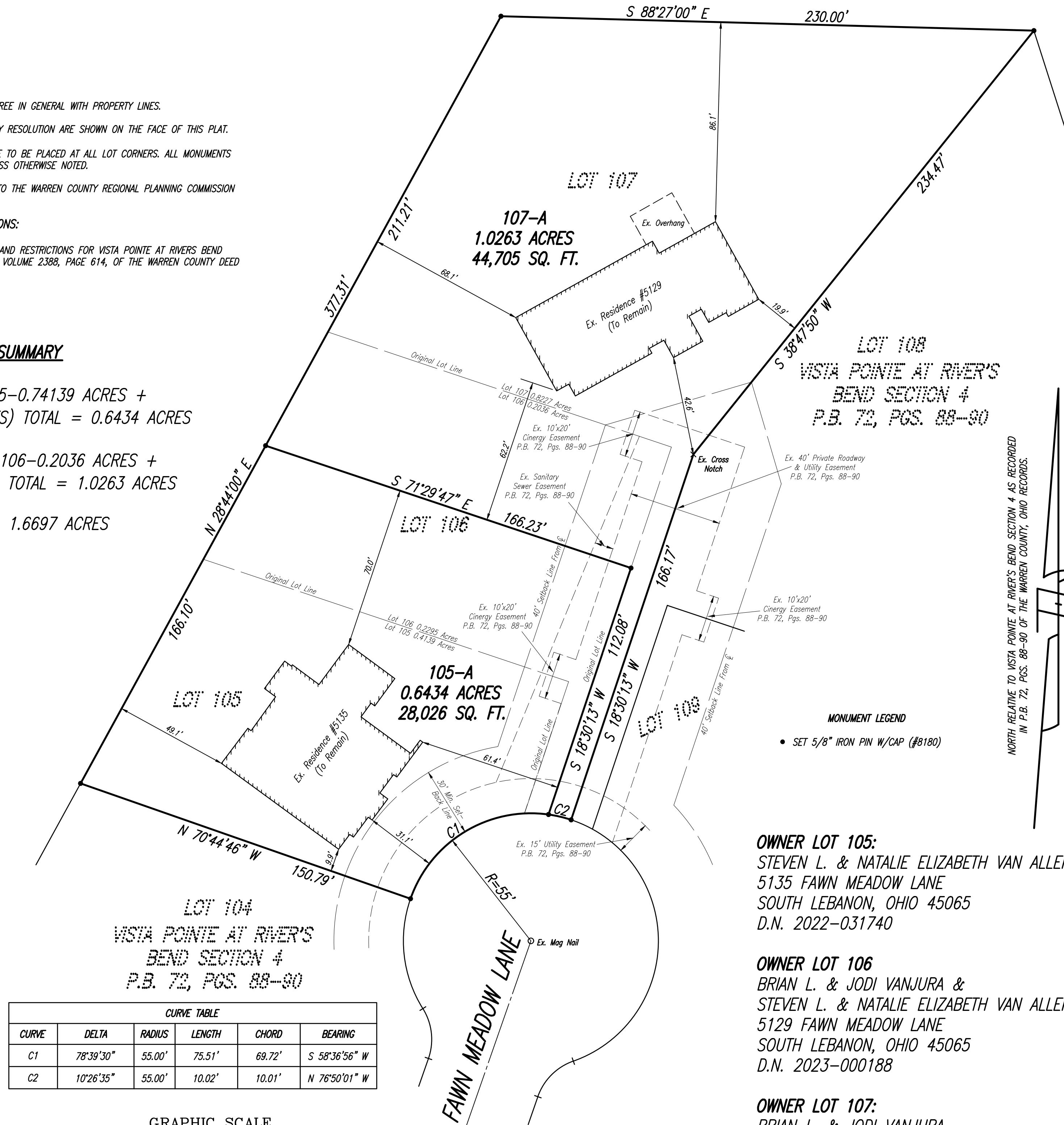
THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR VISTA POINTE AT RIVERS BEND SECTION 4, IS RECORDED IN OFFICIAL RECORD VOLUME 2388, PAGE 614, OF THE WARREN COUNTY DEED RECORDS.

**PARCEL SUMMARY**

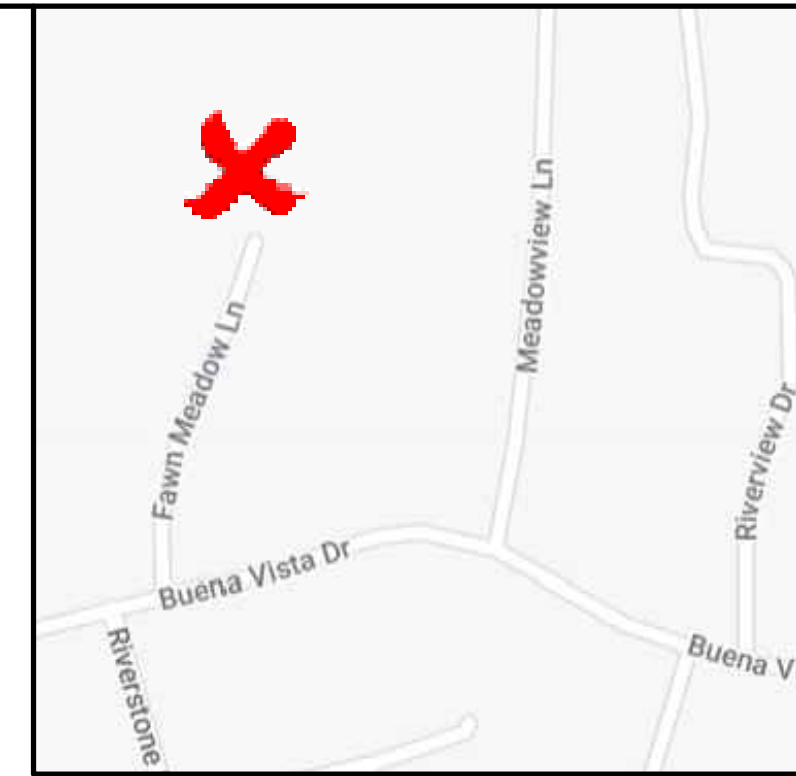
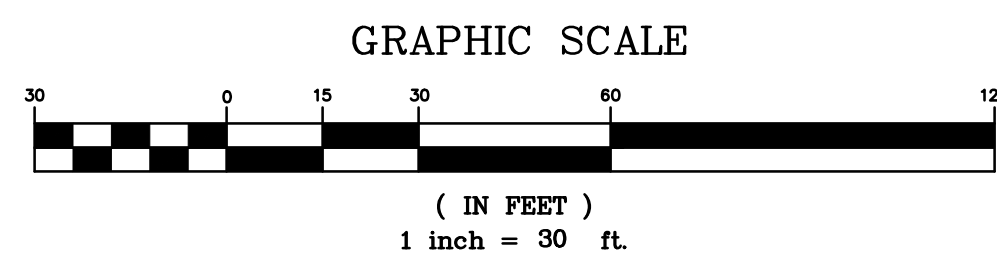
LOT 105-A (LOT 105-0.74139 ACRES + PT. LOT 106-0.2295 ACRES) TOTAL = 0.6434 ACRES

LOT 107-A (PT. LOT 106-0.2036 ACRES + LOT 107-0.8227 ACRES) TOTAL = 1.0263 ACRES

TOTAL ACRES = 1.6697 ACRES



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	78°39'30"	55.00'	75.51'	69.72'
C2	10°26'35"	55.00'	10.02'	10.01'



**VICINITY MAP**

**WARREN COUNTY RECORDER:**

FILE NO. \_\_\_\_\_  
 RECEIVED ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ .M.

RECORDED ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ .M.

RECORDED IN PLAT BOOK NUMBER \_\_\_\_\_ PAGE \_\_\_\_\_

FEE \_\_\_\_\_

BY: \_\_\_\_\_  
 DEPUTY \_\_\_\_\_ WARREN COUNTY RECORDER

**COUNTY AUDITOR:**

TRANSFERRED ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
 DEPUTY \_\_\_\_\_ COUNTY AUDITOR

**VILLAGE OF SOUTH LEBANON PLANNING COMMISSION**

THIS PLAT WAS APPROVED BY THE VILLAGE OF SOUTH LEBANON PLANNING COMMISSION ON THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_  
 CHAIRMAN

**COUNTY SANITARY ENGINEER:**

I HEREBY APPROVE THIS PLAT ON THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_  
 WARREN COUNTY SANITARY ENGINEER

**CERTIFICATE OF SURVEYOR:**

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION, IN JULY 2022 AND THAT ALL MONUMENTS AND LOT CORNER PINS ARE (OR WILL BE) SET AS SHOWN.

MEL W. PISTOR  
 REGISTERED SURVEYOR #8180

**VISTA POINTE AT RIVER'S BEND SECTION 4, REV. 1**

DATE: 2-01-23  
 DRAWN BY: G.R.  
 CHECKED BY: M.P.  
 SCALE: 1" = 30'

**PLAT OF SURVEY**

THIS IS A REPLAT OF VISTA POINTE AT RIVER'S BEND SECTION 4, REV. 1 BEING A REPLAT OF LOTS 105 THRU 107 MILITARY SURVEY #1547, HAMILTON TOWNSHIP VILLAGE OF SOUTH LEBANON, WARREN COUNTY, OHIO

**Abercrombie & Associates, Inc.**  
 Civil Engineering + Surveying  
 8111 Cheviot Road, Suite 200  
 Cincinnati, Ohio 45247  
 www.abercombie-associates.com

Job No. 23-0003 1